

BRUCE PROPERTYCannelton, Perry County, IN 47520
Revised November 27, 2000**Site Location and Description**

The site is located at 4th Street between Adams and Washington Streets, on part of the Southwest quarter of Section 9, Township 7 South, Range 3 West, Troy Township, Cannelton, Perry County, Indiana. This approximate 2-acre site is adjacent to the Ohio River in downtown Cannelton. Approximately 1.5 acres is occupied by an abandoned and dilapidated, two-story concrete and wood frame structure. The remaining 0.5 acres is a gravel lot and maintained lawn. Immediately adjoining the Bruce Property to the northeast, is the historical, four-story Cannelton Cotton Mill building. The subject property is surrounded by mixed industrial, retail, and residential land uses.

Site Uses and Past Activities

According to the local historian, the two-story subject structure was built in 1920 as an extension of the Cannelton Cotton Mill. The historian indicated that the subject building was dedicated to cotton mill operations from 1920 until its closing. It is unclear when cotton milling operations ceased on the Bruce Property, however.

IDEM staff performed a Brownfield Environmental Assessment (BEA) in 1998. As part of the assessment, a site walkover was performed. IDEM staff observed the two-story structure on the Bruce Property to be abandoned at the time of the visit (December 9, 1998). During the walkover, staff observed piles of solid waste and stockpiled wood on the exterior of the building. The wood is used by the adjacent Can-Clay Corporation.

Contaminants and Impacts

IDEM staff observed a minimal amount of pipe insulation in a friable condition inside the subject building. IDEM presumes the insulation to be asbestos-containing material (ACM). Oil stained soil was noted near a transformer located outside the subject building, but does not contain PCBs (analytical results are on file at IDEM). A rusted, exposed portion of an apparent underground storage tank (UST), was observed immediately adjacent to the northeast side of the Cotton Mill building. A records review conducted as part of the BEA, indicated that there are USTs located at the Can-Clay maintenance garage property, and at an adjacent formerly operating gasoline station, both located northeast of the site. The status of the USTs is unknown to IDEM staff, and it is unclear if a release of hazardous materials has occurred.



Lead Agency

IDEM

Community Concerns

None specified.

Actions Taken

A Brownfields Environmental Assessment was completed by IDEM in 1998 which was summarized in a report dated February 1, 1999.

Current Status

As of October 23, 2000, officials at the City of Cannelton have indicated to IDEM staff that a developer continues to attempt to secure financial backing to redevelop the property. The property therefore, remains vacant and dilapidated.

Future Actions

The development plan is to convert the Bruce Property into a parking garage, and redevelop the Cotton Mill into a 60 unit apartment complex. The parking garage would adjoin the Cotton Mill. This redevelopment could act as a catalyst for redevelopment of the downtown area, increase the tax base, and bring in people to support the local downtown area. Staff will maintain contact with city officials on a regular basis and be available to the community as needed.

Cost Estimates

IDEM Brownfields Environmental Assessments are paid for out of a grant from the US EPA at no cost to the recipient.



For More Information

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